



13 Eton Villas, NW3

Heritage Statement

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Architecture & Conservation

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Top: Front elevation of 13 Eton Villas, with 14, 15 and part of 16 Eton Villas to the left.

Above: Side and rear elevation of 13 Eton Villas and neighbours 14-17 Eton Villas.

1. Introduction

13 Eton Villas is one of a pair of semi-detached villas sitting at the corner of Eton Villas and Eton Road, Chalk Farm. Numbers 13-20 (inclusive) were listed at grade II in 1974 and are situated within the Eton Conservation Area, which was originally designated in 1973.

The houses are of two main storeys, with part-buried basements and attics. They are rendered with banding to the lower ground floor, and have stucco window surrounds, quoins and corncicing. They have shallow pitched slate roofs, and grand entrance steps that access a porch, raised by almost a full storey above external ground level. The pairs of villas each have slightly different details, numbers 13 and 14 are the only pair to have a parapet to the roof.

This heritage statement is written to support an application for listed building consent and planning permission for works proposed to the house. In line with the requirements of the National Planning Policy Framework, the significance of the relevant heritage assets are set out, in this case 13 Eton Villas and the Eton Conservation Area, following which the impact of the proposals is assessed.

This document was written and produced by Sarah Earney BSc (Hons) DipArch MSc (Historic Conservation) RIBA FRSA. She is a chartered architect and RIBA registered Conservation Architect with more than 20 years' experience working with historic buildings and within historic environments. This statement has been prepared following a review of the statutory records for the property and those heritage assets nearby, an appraisal of published documentation and a site visit carried out in January 2023.



Left: 1868 map of the Chalcot Estate with 13 Eton Villas outlined in blue.
Source: Eton Conservation Area Statement, LB Camden, 2002



Middle left: View of 13 Eton Villas in context, with neighbours 14-18 Eton Villas stepping up the hill.

Bottom left: 13 Eton Villas with Wellington House to the right and Provost Court and the South Hampstead Synagogue to the left.

2. History of the area

In 1449 Eton College was granted the Upper Chalcotts estate by Henry VI, having been previously owned by the St James's Leper Hospital. It was an area of farmland, mainly pasture, and it remained so until the 19th century.

As London began to expand from the south, large parts of the Eton estate were identified being suitable for building and an Act of Parliament was passed in 1826 allowing the college to grant building leases. Development in this part of the college estate started on Haverstock Hill in 1829 but development in the area then slowed, affected by a building slump and proposals to run a railway through the area, which would make it less attractive. Building work did not start in earnest until after the construction of the London and Birmingham Railway and the Primrose Hill Tunnel to the south in 1837. Development at this point was predominantly semi-detached houses in a triangle centred on St Saviour's Church. This was completed in 1856, it is thought to add respectability to the area to attract the upper middle classes.

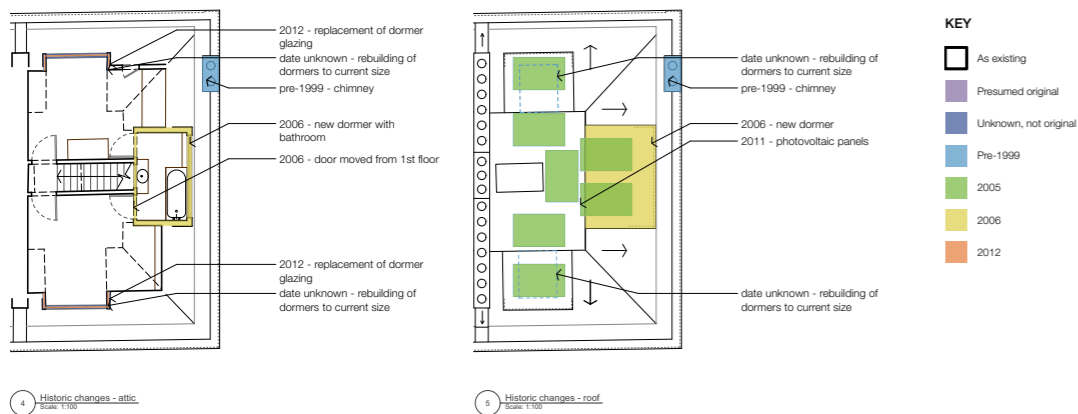
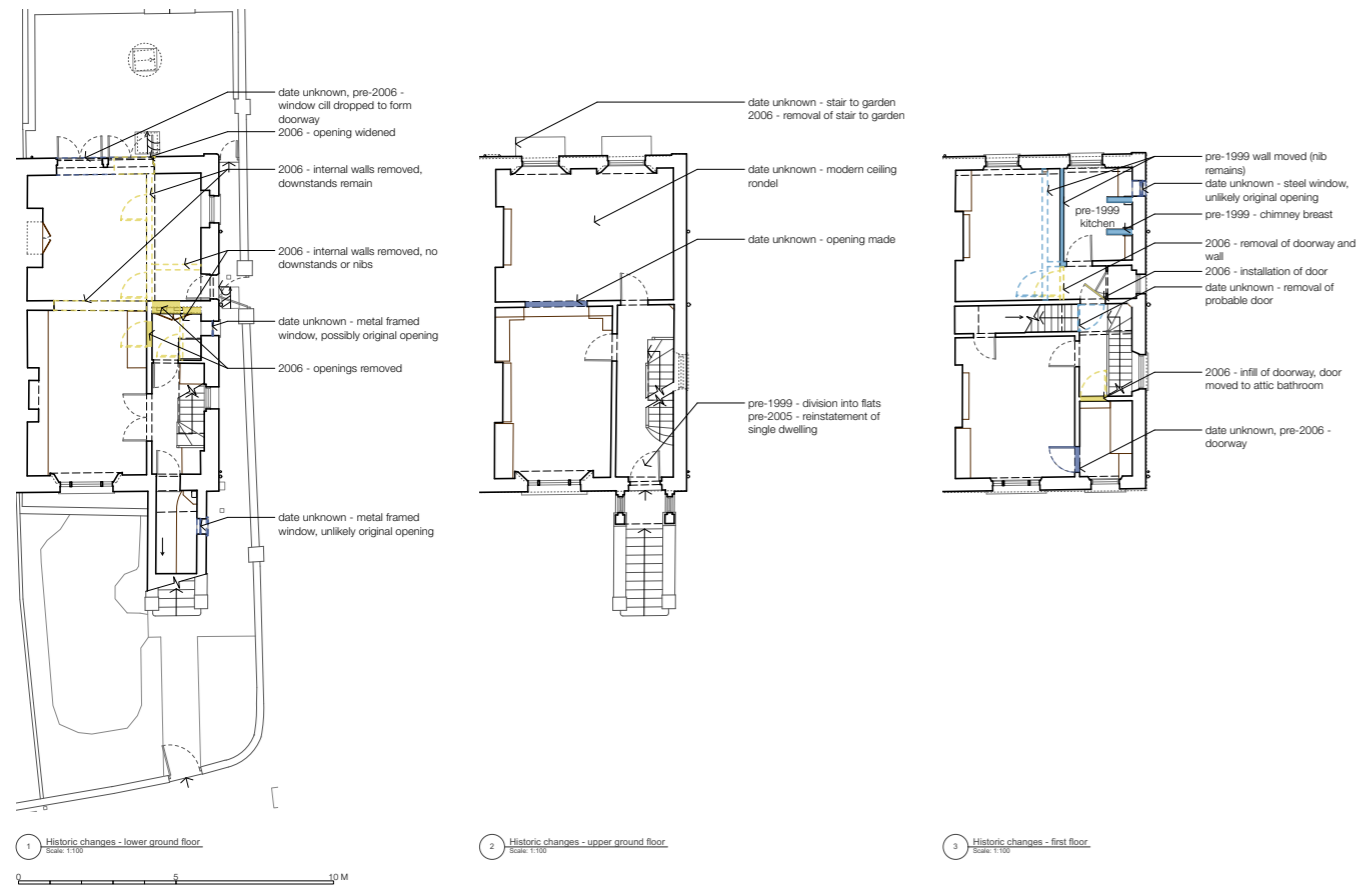
Eton Villas were built around 1849 by Samuel Cuming to designs by John Shaw¹, surveyor to the Eton Estate. They are an early example of the semi-detached housing that was emerging in St John's Wood but became common across large parts of London. They are of a smaller scale designed, it has been suggested, to appeal to 'younger and less affluent members of the professional classes and higher reaches of the clerical and shop workers'².

By the late 19th century the land surrounding this early core was developed for housing, forming part of what is now inner London. In the 20th century a number of buildings have been replaced with large modern buildings. The South Hampstead United Synagogue sits opposite 13 Eton Villas, facing Eton Road. Its 2019 building replaced an earlier synagogue built on the same site in 1960, first established there in 1938. The synagogue's neighbouring two villas were replaced with Provost Court. The other side of Eton Road, opposite 13 Eton Villas, sits the 7-storey Wellington House, which dates from the 1970s and replaced the vicarage for St Saviour's church.

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¹ Elrington, C.R. ed (1989)
² Thompson, F.M.L. (1974)

3. History and development of the house



Above: Annotated plans showing the evident changes to 13 Eton Villas, dated where possible.

13 Eton Villas was built with its neighbours, numbers 14-20, in pairs on the north side of Eton Villas between Steele Road and Eton Road, in around 1849. The Eton Estate was developed to be attractive to the middle classes and indeed at the end of the 19th century Eton Villas was categorised as ‘middle class’ by Charles Booth’s Inquiry into Poverty. Others nearby on Steele’s Road were categorised by the same study as ‘upper middle and upper classes, wealthy’, as were the majority of Belsize Park to the north, and large parts of Primrose Hill to the south. It was then, as now, a relatively well-off area.

Research has shown that the houses at Eton Villas have undergone many changes over their lifetimes. This includes smaller changes such as replacing windows as well as those with larger impacts. While some of the properties have remained as single-family dwellings for their lifetime, others were divided into flats and subsequently recombined.

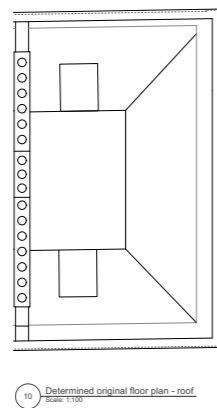
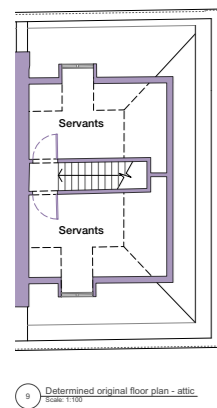
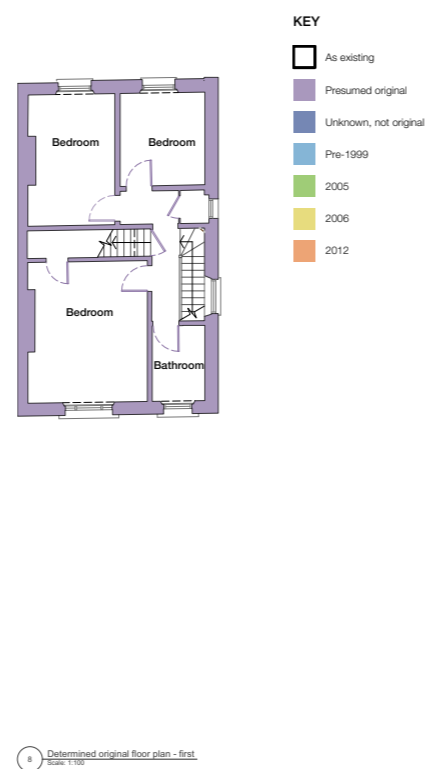
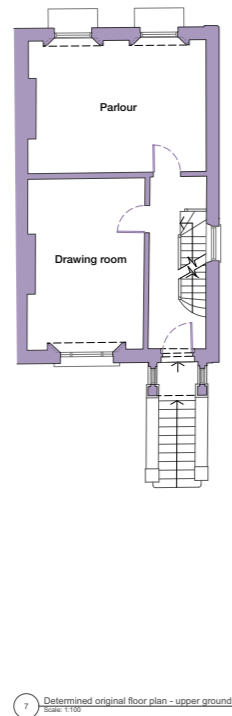
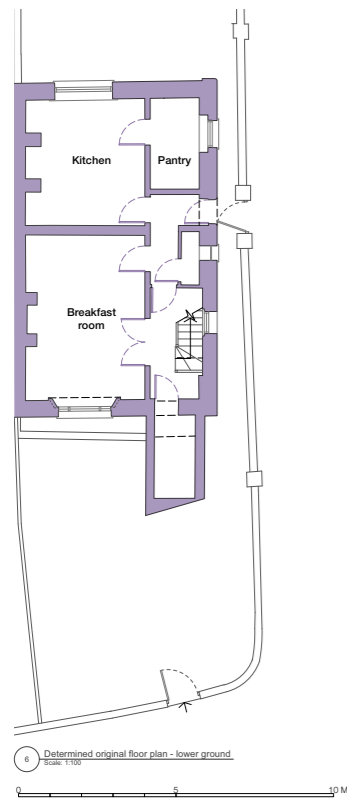
Many of the changes that number 13 has undergone are visible in the fabric of the building. These and others are recorded in applications for listed building consent, including:

- 2012 (application 2012/4122/L): replacement of single glazed windows in the dormers with double glazed timber windows.
- 2011 (application 2011/5743/L): installation of seven photovoltaic panels on the dormer roofs.
- 2006 (application 2006/2692/L): reconfiguration at lower ground floor, including creation of large open plan space, rebuilding part of lower ground stair, new large opening in rear wall at lower ground, new side dormer. Removal of stair from upper ground to garden.

A further application for listed building consent in 1999 (application LE9900216) was granted for works including erection of a lower ground floor extension, provision of stair from upper ground floor to the garden, and extension to kitchen at upper ground floor level. While it is not thought that these works were implemented the application address is given as Flat 1, 13 Eton Villas, which shows that the house was at this point divided into flats, and corroborates what the current owners had been told that there had been a kitchen at first floor. No application has been found that reinstates the house as a single dwelling.

Evident in the fabric of the house, although not reflected in a listed building consent application or planning permission, is that the wall between the rear bedroom and bathroom at first floor has been moved. It is likely that this dates from the division of the house into two flats, in order to make a larger room adjacent to the then kitchen. A nib remains, likely indicating the position of the original wall, and the cornice in the larger room does not match the style of that elsewhere in the house.

Drawings showing the accumulated changes are shown opposite.



Left and above: Original floorplans of 13 Eton Villas determined through research and physical evidence.

Below left: View of the wall dividing the bedroom and (current) bathroom at first floor rear, the position of which has moved historically.

Below right: Lower ground kitchen space, now open plan with downstand beams indicating historic wall positions.



Original floorplan

Research into 13 Eton Villas and its neighbours has suggested an original floorplan, which is shown here. At lower ground two large rooms were situated to the front and rear of the house, with subsidiary rooms to the side, including an entrance lobby to the side (trade) entrance. At ground floor, the main entrance level, were the two reception rooms and staircase. At first floor were three bedrooms, one larger to the front and two smaller ones to the rear (more evenly sized than these two rooms are now), and a much smaller room, likely a bathroom. There also appears to originally have been a stair to the attic, which was likely divided into two rooms, one to the front and one to the rear. It is possible that this would have been covered by a door. It is likely that there were dormers to the front and rear also, though smaller than those existing.



Top: View of 13 Eton Villas looking up the hill along the group of 13-20 Eton Villas.

Above: View looking down the hill towards 13 Eton Villas with 18-14 Eton Villas to the left.

4. Heritage assessment

Paragraph 194 of the National Planning Policy Framework (2021) requires that applications for consent affecting heritage assets should include a description of the significance of any heritage assets affected by the proposals, including any contribution made by their setting. This section firstly identifies the relevant heritage assets and then sets out their significance.

There are a number of heritage assets that may be affected by proposals to 13 Eton Villas. The property itself is a listed building, having been listed in 1974 at grade II with its neighbours at 14-20 for group value. These properties also sit within the Eton Conservation Area, within the London Borough of Camden. To the rear of 13 Eton Villas, 2 Eton Road is identified in the conservation area appraisal as a building that makes a positive contribution to the conservation area, though it is not listed. For the purposes of this assessment, the significance of the following heritage assets will be included:

- 13-20 Eton Villas (group)
- 13 Eton Villas
- Eton Conservation Area, including the neighbouring property at 2 Eton Road.

Significance of 13-20 Eton Villas (group)

13 Eton Villas is one of a group of buildings listed at grade II, and they are noted to have group value. Grade II listed buildings are of special interest and warrant every effort to preserve them. Over 90% of all listed buildings are listed at grade II.

The architectural significance of 13-20 Eton Villas comes from their being an early example of semi-detached stucco villas, reminiscent of the Park Villages around Regent's Park by Nash, but of a smaller, more affordable scale. Their architectural style is a restrained form of classical, with features around windows, porches and cornicing adding elegance and detail that is not overbearing. Together the group presents an even rhythm of houses up the hill away from the open space around St Saviour's church.

The historic significance of the group comes from the area's origins as part of the Eton College estate, developed around 1850, the same time as the immediate area, and built by Samuel Cuming to designs by the estate's surveyor, John Nash.

The properties are mainly listed for group value and their exterior is therefore their primary significance. For 13 Eton Villas, the front elevation is the most significant, with the rear and side elevation, which flanks Eton Road, having lesser significance.



Above: Examples of original features within 13 Eton Villas:

1. Upper ground front windows with shutters.
2. First floor doorway with architrave and skirting.
3. Example of original cornice at upper ground floor.

Below: streets around character area within the conservation area:

1. Eton Villas (13-20)
2. Eton Road
3. Provost Road
4. Eton Villas (1-9)



Significance of 13 Eton Villas

Although 13 Eton Villas is listed predominantly for group value, the listing applies to the whole of the building. Internally, the property has undergone a large number of changes in its history, including being converted to flats and then back to a single dwelling. These changes, with others, have eroded the plan form in places, and have caused a loss of historic fabric.

Despite the changes over time, the house remains a good example of a mid-Victorian small villa house, and retains most of the original floorplan to the upper ground, first and attic floors. The original floorplan at lower ground floor is highly eroded, albeit legible through downstand beams. Some decorative features remain, such as cornicing, skirtings and architraves, though it is not complete throughout the house and there are areas of modern plaster and timberwork. Most of the windows at lower ground to first floor appear to be original, setting aside the obviously modern metal-framed glazing.

Significance of the Eton Conservation Area

Eton Conservation Area was first designated in 1973 to include the area around Eton Villas and was subsequently extended a further seven times to take in various areas to the north west. The conservation area is divided into sub-areas, Eton Villas sits within sub-area 1. This area is centred on St Saviour's church and its churchyard.

Sub-area 1 can be characterised by its pattern of development, being semi-detached stucco villas of 2-3 storeys with basements and attic accommodation, arranged around the church and its triangular churchyard. Garden walls provide a strong definition to the street edge, and while there are few street trees there is significant greenery around the church and in private gardens. This sub-area was developed in around 1850. To the north, beyond the open space created around the church, grand individual houses and terraces are located on Steele's Road.

The significance of the conservation area local to 13 Eton Villas is therefore related to the pattern of development and urban grain, alongside the architectural style of the properties therein. The property to the rear of 13 Eton Villas, namely 2 Eton Road, is significant only as a building that makes a positive contribution to the conservation area. Its significance need not be considered beyond that of any affect on the conservation area more widely.

5. The proposals and their impact on Heritage Significance

This section will set out the works proposed and assess their impact on the significance of the relevant heritage assets as set out in the previous section.

Proposals

The proposed works are set out on the accompanying drawings and described in Studio Carver's Design and Access Statement. They represent an upgrading and reconfiguration of the house to better suit its new owners, including thermal upgrades to address a necessary reduction in carbon emissions. They can be summarised as follows:

General works:

- Redecoration throughout.
- Replacement of modern floor finishes throughout.
- Removal of WC and bathroom fittings throughout and replacement with new.
- Removal of modern kitchen fittings and replacement with new.
- Removal of modern built in joinery throughout and replacement with new.

Extension:

At the rear of the property a single-storey rear extension is proposed and the existing rear elevation french doors are to be removed and the structural opening widened. Associated works are proposed to the existing cast-iron rainwater pipe and below ground drainage.

Internal wall reconfiguration:

- Reconfiguration of lower ground floor, including demolition of walls between kitchen and existing WC, those forming stair enclosure, reduction in depth of existing nib between kitchen and dining room, removal of rear chimney breast and construction of internal walls to form new boot room and relocation of existing WC door to this new room.
- Raising the head of the doorway into room beneath entrance stairs and relocation of redundant first floor door to this doorway.
- Reconfiguration of rear of 1st floor, including rearrangement of doorways and relocation of the wall between rear bedroom and bathroom and new built in joinery adjacent to stairs at 1st floor with side panel to form stair balustrade, and relocation of doorway to 1st floor front bedroom, with existing door rehung handed.

Amendments to cupboards:

- Removal of cupboard doors in 1st floor front and rear bedrooms.
- Existing opening to attic eaves storage adjusted and new concealed door installed. Additional opening created in the front attic bedroom with concealed door.

Works to decorative features:

The decorative features that currently exist in the house include corncicing and ceiling roses (not all original), skirtings, dado and picture rails, as well as a fine staircase. Works are proposed to remove the remaining fireplace surrounds, replacing those at upper ground floor with modern surrounds.

- Removal and replacement of upper ground floor front room fire surround and insert.
- Removal and replacement of upper ground floor rear room fire surround and ceramic tiling to recess.
- Fireplace surrounds in 1st floor front and rear bedrooms removed and openings into chimney breast covered over.

Upgrade works:

A number of upgrade works are proposed, in order to meet current regulations and requirements. These are:

- Upgrade of existing timber doors throughout to meet fire requirements, with some changes to handing direction.
- Provision of acoustic separation between first and second floors by carefully lifting existing floorboards mineral wool to be inserted between floor joists and floorboards re-laid with resilient layer above.

Thermal upgrades:

- Replacement of existing timber windows with timber framed double glazed windows.
- Replacement of existing metal framed windows with new timber framed double glazed windows.
- Installation of secondary glazing to stair window.
- Roof insulation installed to underside of rafters to improve thermal performance.

Mechanical and electrical works:

- Works externally to mechanical and electrical services, including replacement of boiler flue, light fittings and security cameras.
- Replacement of gas boiler,
- Replacement of lighting, including rewiring and replacement of above ground drainage.
- Installation of a localised sprinkler system at lower ground floor to enable the opening up of the stairway and kitchen spaces.
- Underfloor heating installed with new floor finishes over (lower ground).

Landscaping:

- Landscaping works, including existing decking removed to the rear of house and new paved patio installed to rear of proposed extension and side path, redecoration of trellis on garden wall, garden re-landscaped including removal of existing retaining walls, pergola, planters, timber shed, and extending lawn and shrub/ flower beds to rear of property, existing side gate removed.

Impact

The impact of the works needs to be considered on three separate heritage assets, which is set out below.

Assessment of impact on 13 Eton Villas

There are a number of works that are considered to have no impact on the character and significance of the house because they are removing modern elements or replacing them with similar, or are items of periodic maintenance. These are:

- Works externally to mechanical and electrical services, including replacement of boiler flue, light fittings and security cameras.
- Redecoration throughout.

- Replacement of modern floor finishes throughout.
- Removal of WC and bathroom fittings throughout and replacement with new.
- Removal of modern kitchen fittings and replacement with new
- Removal of modern built in joinery throughout and replacement with new

Extension:

The proposed single-storey extension is the element that will have the largest impact on the external character and appearance of the house. It has been designed to be subservient to the house and to reflect the geometry and symmetry of the existing rear elevation. The extents of the enlarged opening align with the edges of the windows at upper ground floor, and the massing of the extension is set in from the stucco quoins and sits symmetrically on the rear façade. The design of the extension is contemporary, providing an appropriate distinction between the existing house and the new extension, which is carefully articulated with a set back at the junction. The choice of a metal panelled cladding complements the existing house, referencing the stucco as a thin layer applied over brick to give it a higher grade finish.

While the enlargement of the existing opening results in some loss of historic fabric, this loss is localised on an area of elevation where there has already been change and the original arrangement of doors and windows has already been lost. The harm caused by the well-designed extension and the works to join it to the house are less-than-substantial, which is offset by the high design quality, such that it will contribute positively in its own right to the listed building. The associated works to the existing cast-iron rainwater pipe and below ground drainage will cause no harm.

Internal reconfiguration, lower ground:

At lower ground floor the proposals refine the current open-plan arrangement to provide a large kitchen and dining room with separate boot room that forms a lobby to the side entrance and open the staircase to the kitchen. A minor change is proposed to increase the size of the doorway to the relocated WC, in the room below the entrance stairs, and a plain panelled door from the 1st floor is to be relocated here.

The original floor plan at this level has mostly been lost, reference to it remains only in downstand beams. The proposals reinstate part of this, namely the original (presumed) pantry, while removing a different part of it, the stair enclosure. Where the stair enclosure is proposed to be opened, a downstand beam will be retained to indicate where the line of the wall had been.

The proposals result in some loss of historic fabric by way of walling, but this is a small amount in an area where much change has already occurred and the interior of the house is anyway of secondary significance. It is noted that the removal of the stair enclosure has been recently permitted at 16 Eton Villas (applications 2021/1728/L and 2021/0515/P). The relocation of a 1st floor door to the relocated WC is fitting, being a plain panelled door suitable for a service setting. The proposals improve the legibility of the original floorplan and on balance the impact is positive.

Internal reconfiguration, first floor:

The first floor has already undergone changes that have rearranged walls and doorways, including moving the wall between the two rear rooms, and removing the doorway from the stair to the front bathroom, and these proposals are a continuation. The existing doors are to be relocated into the relocated doorways, some of which are already not in their original locations. The plain panelled door to the cupboard is to be relocated to lower ground floor, as previously set out.

There will be some loss of original fabric by way of stud walling, including cornice in the rear bedroom. This cornice is not original to the house, and the wall on which it sits is not in its original position. The cornice will be

reinstated to match the existing. There will be some minor erosion of the floorplan that will be read through the provision of downstand beams. The interior of the house is of secondary significance to the exterior.

The hierarchy of the rooms is unchanged by these works and they are considered to cause some less-than-substantial harm at the lower end of the spectrum.

Amendments to cupboards:

Cupboard doors in the 1st floor front and rear bedrooms are proposed to be removed to enable built in wardrobes to be installed. At attic level the existing opening to the eaves storage is to be adjusted and a new door installed, and a new opening with door created in the front attic bedroom.

These are minor changes and are considered to cause no harm.

Works to decorative features:

The majority of the decorative features throughout the house are proposed to be retained and redecorated, being repaired locally where necessary. The fireplace surrounds at upper ground floor front and rear and 1st floor front and rear are proposed to be removed, with the upper ground floor fire surrounds being replaced.

These proposals result in a loss of the historic fabric and cause some less-than-substantial harm in an area of secondary significance.

Upgrade works:

The upgrading of internal doors that open onto the staircase to meet current Building Regulations is both necessary and sensible. This is to be achieved by adding a veneered product to the panels of the doors and by installing seals to the perimeter of the frame.

This work is entirely appropriate and any very minor less-than-substantial harm caused by this proposal is far outweighed by the retention of the doors in the property.

The second floor is proposed to be upgraded acoustically, by carefully lifting existing floorboards mineral wool to be inserted between floor joists and floorboards re-laid with resilient layer above.

While there may be some harm to individual floorboards caused by carrying out this work it is entirely appropriate and has been designed to be carried out in the least harmful way possible. Any very minor less-than-substantial harm caused is far outweighed by the benefit of improving the performance of the building.

Thermal upgrades:

Works are proposed as part of a whole-house strategy to improve thermal performance and reduce carbon emissions. These improve insulation in the roof by underdrawing the existing between-rafter insulation, install secondary glazing to the stair window, replace non-original metal-framed windows with new timber-framed double glazed windows, and replace the remaining original timber-framed windows with new timber-framed double glazed windows.

The improvement of the roof insulation is appropriate, reversible, and will cause no harm.

The installation of secondary glazing to the stair window is appropriate, and given the proposal to use a thin-framed system that sits within the bead zone, this will have as little impact on the window and its appearance as it is possible to have. This will cause some very small less-than-substantial harm.

The replacement of the non-original metal-framed windows is appropriate and will be a benefit by reinstating the original material.

The replacement sash windows have been carefully designed to ensure the frames are the same size and have the same moulding as the existing, that the glazing bars are as fine as they can be to accommodate the slimline double glazing units, and that the windows are multi-pane, retaining the broken reflections inherent in the existing. This proposal will cause some less-than-substantial harm through the loss of the original fabric but this is outweighed by the improvement in thermal performance, which is necessary to address the current climate emergency. As mitigation for the loss of the majority of the windows, the stair window is being retained as an example of the original glazing in a location where the window need not open and such the the day to day awkwardness of opening secondary glazing is removed.

Mechanical and electrical works:

Works are proposed internally and externally to replace existing M&E services, including the boiler, light fittings, security cameras, wiring and above ground drainage. The installation of a sprinkler system is proposed at lower ground floor to enable the opening up of the stair enclosure to meet the Building Regulations requirements for fire performance. Underfloor heating is proposed to be installed at lower ground floor, which will replace the presumed existing screed above the presumed existing floor slab.

The elements that replace modern fixtures and fittings, require the removal of modern construction build-ups (floor screed), or disturb modern finishes (plasterboard ceiling at lower ground) and thus will cause no harm. Where historic finishes are affected, for example for localise rewiring, repairs to the finishes we be in like-for-like materials, which is likely to be lime plaster on timber laths for ceilings and internal walls, lime render forming the stucco externally, which will cause some very minimal less-than-substantial harm in an area of secondary significance.

Landscaping:

Works are proposed in the rear garden in association with the construction of the single-storey rear extension. These remove existing decking and garden retaining walls to lay a new terrace and re-landscape the garden.

The garden is of wholly modern design and construction and these works cause no harm.

Assessment of impact on 13-20 Eton Villas

The majority of the proposed works are to the interior of the building, which would have no impact on the listed buildings at 14-20 Eton Villas. The remains works to the outside of 13 Eton Villas therefore needs only to be considered on the setting of these buildings.

The works proposed to the outside of 13 Eton Villas are of a variety of scales. The works to the landscaping within the rear garden and to the below ground drainage will not be visible from public areas and will not be readable in the setting of the wider building group, thus these works will cause no harm.

Those such as the replacement of lights and CCTV cameras, the replacement of the boiler flue and the localised rerouting of a downpipe are of a small scale and will read in a very similar way to the existing situation. These will have no impact on the setting of the group of listed buildings. The replacement of small metal-framed windows on the flank wall with timber framed windows, thus returning them to the traditional material, will have a small beneficial impact on the setting.

The replacement of the existing timber framed single glazed windows (except for the stair window on the flank

wall) with new timber framed double glazed windows may be visible, in that while the overall framing sizes will be able to be identical to the existing, the glazing bars will be very marginally thicker. The windows are being designed to be multi-pane, such that reflections are fragmented in the same way that the existing windows reflect. This proposal will not affect the reading of these buildings as early examples of semi-detached stucco villas, their overall design, massing and rhythm of the houses up the hill, nor will it detract from their architectural style and appearance. The impact of this work on the setting of the wider group of listed buildings is at worst less-than-substantial harm at the low end of the spectrum.

The construction of the single storey extension to the rear of 13 Eton Villas will be only partially visible from the surrounding roads. While it will be possible to see that an extension exists, its height and massing, the approach to visual separation between the historic building and the extension, the height of the boundary wall and trellis and planting thereon, all mean visibility will be minimal and the extension will not detract from the reading of this group of buildings, their rhythm or overall design. The impact of this proposal is at worst less-than-substantial harm, which is mitigated by the high design quality of the extension, which will contribute positively in its own right to the conservation area and setting of these listed buildings.

Assessment of impact on the Eton Conservation Area

The impact of the proposals on the Eton Conservation Area is in line with that on the setting of 13-20 Eton Villas. As previously outlined, the majority of the proposed works are to the interior. The works to the landscaping and below ground drainage will not be visible from any public areas and will not be readable within the conservation area, thus these works will cause no harm.

The small-scale exterior works, including replacement of cameras and lights, rerouting a downpipe and replacing the boiler flue are so minor that these will have no impact on the conservation area. The replacement of the metal-framed window with timber-framed windows present a minor visual improvement and thus have a small beneficial impact on the conservation area.

The replacement of the existing timber-framed windows (excepting the stair window on the flank wall) with new timber framed double glazed will have a very minimal impact on the conservation area and will thus cause no harm.

The construction of the single-storey rear extension will be the element with the most notable impact on the conservation area. The height and massing of the proposed extension, combined with the height of the boundary wall and trellis on top mean that it will be only slightly visible from public areas. The delineation between old and new is clear and the extension is subservient to the house. This proposal does not affect the reading of the conservation area, its grain or pattern of development and its impact is at worst less-than-substantial harm, which is mitigated by the high design quality of the extension, contributing positively in its own right to the conservation area. This proposal does not affect the reading of the neighbouring house at 2 Eton Road, which has been identified as having a positive impact on the conservation area, and is therefore judged to cause no harm to this property.

Conclusion

The impact of the proposals on the heritage assets of the Eton Conservation Area, including the unlisted 2 Eton Road, and the setting of the wider group of grade II listed buildings at 13-20 Eton Villas is minimal, causing at worst some less-than-substantial harm. The reading of the buildings and of the conservation area is not affected by the proposals to the building nor the construction of the extension, and the high design quality of the proposed extension will contribute positively in its own right to the conservation area and setting of these listed buildings.

Some of the proposals to 13 Eton Villas are a benefit to the listed building while others cause some less-than-substantial harm, which has been set out earlier in this section. In summary it arises from the loss of original fabric, ranging from elements of walling, to windows and fire surrounds, and the slight erosion of the floorplan at the rear of the first floor. There are benefits to be had by the reinstatement of part of the floorplan at lower ground. This harm is predominantly to areas of secondary heritage significance.

The internal proposals are sensitively designed and would not upset the hierarchy of spaces within the building. Most are appropriate and provide a balance of benefits, though some cause some specific harm, such as the removal of the fire surrounds. This harm is less-than-substantial and is, in part, mitigated by the high design quality of the proposed interventions, including the rear extension, which will contribute positively in their own right to the listed building, the setting of the neighbouring listed buildings, and the conservation area.

It is essential that listed buildings are not excluded from the requirement to reduce carbon emissions as they provide key opportunities to contribute. The less-than-substantial harm caused by the proposals to replace the existing timber-framed windows is mitigated by this need to reduce carbon emissions and the ability of this building to do so in an appropriate way.

The proposals thereby satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the policies of the NPPF, the London Plan, and the Camden Local Plan and supplementary planning guidance, and should be granted planning permission and listed building consent.

6. Relevant permissions

13 Eton Villas: An application in 2007 (2007/4768/L) was granted permission for a series of further works, including a single storey rear extension, an outbuilding, access stair to the garden from the upper ground Juliet balconies. This permission was not enacted.

The following permissions have been granted since the adoption of the Camden Local Plan in 2017, and thus under essentially the same legislative and policy situation that exists today:

16 Eton Villas (2021/1728/L and 2021/0515/P): Conversion of 2 self-contained flats into a single family dwellinghouse, internal alterations in association with the above, erection of a single storey rear conservatory extension, alterations to windows on side elevation and associated external works. These works include opening up the stair enclosure at lower ground floor, retaining nibs to indicate the lost plan form. Works in progress.

20 Eton Villas (2019/3687/ L and 2019/3298/ P): Conversion of the 2 x self-contained flats, consisting of 1 x 2Bed and 1 x 3bed units into a family dwelling and installation of timber staircase with handrail allowing access between the lower ground floor and ground floor. Works in progress.

1 Eton Villas (2019/ 1145/ L and 2019/0849/ P): Various internal and external works, including alterations to internal partition walls, removal of non-original joinery, replacement of existing rooflights.

4 Eton Villas (2018/4086/ l and 2018/ 3788/ P): External and internal alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 glazed dormers following removal of existing dormer, roof terrace and roof lights; installation of 1 conservation style rooflight; erection of ancillary shed, bike and bin stores in front and rear gardens; alterations to boundary treatments and landscaping at front and rear.

3 Eton Villas (2017/ 5534/ L): Internal alterations including non-original walls removed and relocated in others with reinstatement of existing openings at lower ground, upper ground and first floor and provision of second floor en-suite bathrooms. General repair and refurbishment works with some redecoration and restoration.

7. Bibliography

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8. Appendix

Historic England Listing:

TQ2784NE ETON VILLAS 798-1/52/416 (East side) 14/05/74 Nos.13-20 (Consecutive)

GV II

8 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Stucco, ground floors channelled, upper floors as ashlar; stucco quoins. Hipped slated roofs with dormers and bracketed eaves; Nos 13 & 14 with cornice and blocking course. 2 storeys, attics and semi-basements. 2 windows each. Prostyle porticoes with round- arched side openings; doorways with fanlights and panelled doors (some part glazed) approached by steps. Recessed, architraved, mostly tripartite sashes; ground floors with console bracketed cornices. INTERIORS: not inspected.

Listing NGR: TQ2781284585

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